

Memorandum

To: Planning Commission

From: Sarah Stiteler, AICP, Senior Planner, 556-2469, sstiteler@redmond.gov

Date: June 9, 2017

Subject: **Bear Creek Design District 1:
June 14, 2017 Public Hearing on Proposed Zoning Code Amendment**

Brick Road Holdings, LLC has requested an amendment to the Redmond Zoning Code for the Bear Creek Design District 1, located near the intersection of Avondale Road and 180th Avenue NE. The amendment proposes to remove the requirement for the master plan which was part of the 2007 rezone of the parcel and to allow non-age restricted multifamily residential development.

The Planning Commission held a first study session on the proposed amendment on May 31, 2017. Staff summarize the proposed amendment, alternatives, proposed decision framework, code criteria and the Technical Committee recommendation. The Commission confirmed the decision framework for this requested amendment. The Commission also requested that staff prepare a chart comparing the existing BCDD1 zone to the proposed amendment along with other concepts for code alternatives that have been considered since the creation of the zone in 2007. The Commissioners did not as yet identify other topics for an issues table.

PREPARATION FOR THE JUNE 14th PUBLIC HEARING AND SECOND STUDY SESSION

Please review written testimony received prior to the public hearing and sent with this memo. In addition, please review the attached chart requested by Commissioners at the May 31, 2017 study session. The Technical Committee Report and attachments were sent to Commissioners on May 19, 2017 and are also available on the Planning Commission web page.

REVIEW SCHEDULE

The public hearing and second study session are scheduled on June 14, 2017 with a follow up study session scheduled for June 21, 2017.

Please contact Sarah Stiteler at sstiteler@redmond.gov or 425-556-2469 if you have any questions.

ENCLOSURES

1. Chart – Comparison of Development Scenarios
2. Written testimony received to date with staff response